



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on THURSDAY 13 DECEMBER 2012 at 7.00 pm.

**Present:** Councillor White (Chair)  
Councillors: Eastman, Exon, Ferrans, Hawthorn, Kennedy, Legg, (not present for applications 1 & 2) McLean and Middleton.

**Officers:** A Horner (Joint Head of Development Management), J Fox (Joint Head of Development Management), A Harrison (Senior Planning Officer), N McTeer (Senior Planning Officer), M Turner (Senior Planning Officer), M Kelly (Principal Solicitor), and D Imbimbo (Committee Manager).

**Number of Public Present:** 21

**Apologies** Councillors Hopkins

#### **DCC74 CHAIRMANS WELCOME**

The Chair welcomed Members, Officers and public and explained the procedures to be adopted.

#### **DCC75 MINUTES OF PREVIOUS MEETINGS**

RESOLVED -

That the minutes of the meeting of the Development Control Committee on 8 November 2012 and Development Control Panel on 29 November 2012 were agreed as accurate records, and signed by the Chair as such, subject to the following amendment;

DCC73 The date of the appeal decision was 25 NOVEMBER 2009 not 25 NOVEMBER 2012

#### **DCC76 REPRESENTATIONS ON PLANNING APPLICATIONS**

Ms L Stuart spoke in objection to application 12/01704/REM Reserved matters application pursuant to outline planning permission 04/00586/OUT for the erection of 169 dwellings and 190sq m of commercial floor space at Blocks 14A And 14B Campbell Park, Avebury Boulevard, Central Milton Keynes for Taylor Wimpey North Thames

The applicants' agent, Mr. Lambert exercised the right of reply.

Ms G Sweetland and Cllr P Ayles (Castlethorpe Parish Council) spoke in objection to application 12/01769/FUL Erection of detached residential dwelling at Land At, Fox Covert Lane, Castlethorpe for Mr E Post

The applicants' agent, Mr. J Paynter exercised the right of reply.

**DCC77**

**PLANNING APPLICATIONS**

**12/01704/REM      RESERVED      MATTERS      APPLICATION  
PURSUANT      TO      OUTLINE      PLANNING  
PERMISSION      04/00586/OUT      FOR      THE  
ERECTION OF 169 DWELLINGS AND 190SQ M  
OF COMMERCIAL FLOOR SPACE AT BLOCKS  
14A AND 14B CAMPBELL PARK, AVEBURY  
BOULEVARD, CENTRAL MILTON KEYNES FOR  
TAYLOR WIMPEY NORTH THAMES.**

The Committee heard that the application had been deferred to allow a site inspection to take place at the request of the Ward Councillor and that this had taken place on 10 December 2012..

The Officer reported that his recommendation remained to grant the application subject to the conditions set out in the committee report.

The Committee heard that residents were concerned about the potential problems of parking in the area, and overshadowing of neighbouring developments.

Councillor White proposed that the officers' recommendation be agreed this was seconded by Councillor McLean.

Members expressed concern about the allocation of parking spaces and sought clarity in respect of the number of spaces available. The Committee heard that the number of parking spaces in the scheme met the minimum requirement however within the number of spaces available, 12 were on the public highway and could not therefore be allocated to specific dwellings within the complex.

Members recognised that this would result in the public spaces being used by non residents and therefore create problems in the surrounding area.

Councillor Ferrans proposed that the determination of the application be deferred to allow for plans to be amended to adjust the parking allocation scheme, this was seconded by Councillor Exon before being put to the vote, and it was lost.

On being put to the vote the motion to support the recommendation to grant permission was declared lost

Councillor White proposed that the application be refused as the proposed development, by virtue of providing part of the required parking within the public highway, is unable to provide allocated parking for each residential unit proposed and therefore would not provide adequate allocated parking which is likely to lead to increased parking on the street to the detriment to highway convenience. The proposal is therefore contrary to the Council's adopted parking standards and policy T15 of the Milton Keynes Local Plan 2001 – 2011.

This was seconded by Councillor McLean before being put to the vote and it was;

RESOLVED –

That permission be refused as the proposal failed to meet the criteria of Policy T15 of the Milton Keynes Local Plan 2001 – 2011.

**12/02111/FUL**

**ERECTION OF LOCAL CENTRE COMPRISING OF ONE SUPERMARKET (USE CLASS A1), FIVE MIXED USE UNITS (USE CLASSES A1, A2, A3, A5 AND B1/D1), EIGHT RESIDENTIAL DWELLINGS, ASSOCIATED CAR PARKING AND LANDSCAPING AND 3 BUS STOPS (2 ON NEWPORT ROAD AND 1 ON SELKIRK DRIVE) AT LOCAL CENTRE, SELKIRK DRIVE, OAKRIDGE PARK FOR NEWCREST ESTATES**

The Officer reported that a letter of objection had been received in respect of the encroachment of the proposed development into open countryside and that this matter had not been dealt with in the report and as a result further representations had been received to the effect that the committee would be acting improperly should they determine the application without taking full account of the potential breaches of policy.

The Committee heard representations from Councillor A Geary that these matters were known to the Council and that the Committee should determine the application.

The Committee was told that as a result of the representations persons having indicated a desire to address the committee to air objections had been advised that whilst it remained to decision of the committee whether to consider the application at this stage it was to be recommended that the committee defer the application to allow investigation into the objections and had for those reasons not attended the meeting. The Senior Solicitor told the committee that this could result in a challenge to the process.

The Officer reported that whilst the matter had not been dealt with in the report she was able to address the objections should the committee decide to proceed with determining the application by way of a verbal update.

Councillor White proposed that the determination of the application be deferred to the next meeting of the Committee to enable an amended report dealing with the objections to be published, and to enable any objectors to attend to make any additional representations, This was seconded by Councillor McLean before being put to the vote and it was;

RESOLVED –

That the determination of the application be deferred until the meeting of the committee on 17 January 2012 for the reasons stated above..

**12/01616/FUL**

**ERECTION OF SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSIONS AT 37 BOYCE CRESCENT, OLD FARM PARK, MILTON KEYNES FOR MR GRAHAM CLARKE**

The Officer reported that the application had been deferred by the Development Control Panel on 25 October to allow a Site Inspection, which had taken place, and that his recommendation remained to grant the application with the conditions set out in the committee report.

The Committee heard that the Site Inspection had taken place on Tuesday 8 November attended by Councillors Exon, Ferrans and Hawthorn and Williams.

Councillor Exon stated that having attended the site inspection he saw nothing to raise concern or support the objections which had been made.

Councillor McLean proposed that the Officers recommendation be agreed this was seconded by Councillor Williams.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That the application be granted subject to the conditions as set out in the committee report.

**12/01769/FUL**

**ERECTION OF DETACHED RESIDENTIAL DWELLING AT LAND AT, FOX COVERT LANE, CASTLETHORPE FOR MR E POST.**

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out at the end of the report..

The Committee heard that residents and the Parish Council held concerns about the impact of the development on the existing stone wall that abuts the plot and the impact of a 2 meter fence to the rear and sought additional conditions to restrict the fence to 1.8 meters and measures to ensure that the stone wall was protected.

The Committee also heard that it there were concerns about the sewerage arrangements for the proposed development and that during the construction there was a need to control working hours to avoid unnecessary disturbance to the neighbourhood and that conditions to address these matters were also sought.

The Committee heard from the applicants' agent that the applicant was willing to consider any reasonable conditions that would address the concerns raised.

Councillor White proposed that the Officers recommendation be supported this was seconded by Councillor McLean.

Councillor Ferrans proposed a that additional conditions be added;

1. Notwithstanding details as noted within Drawing No. RF-08-1387 Rev. E, received by the Local Planning Authority 29<sup>th</sup> November 2012, full details of the proposed boundary treatments of the site shall be submitted to and approved in writing by the Local Planning Authority (LPA), the details shall note the overall height of the treatment running with the boundary of 'The Chestnuts' not exceeding 1.8 metres above the reduced ground level. The boundary treatment shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the LPA.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers at 'The Chestnuts'.

2. Notwithstanding details as noted within Drawing No. RF-08-1387 Rev. E, received by the Local Planning Authority 29<sup>th</sup> November 2012, prior to any commencement of development, details of and evidence of a permitted connection to a foul and surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority (LPA). The development shall thereafter be implemented in accordance with these details unless otherwise agreed in writing by the LPA.

Reason: To prevent pollution of the water environment.

3. Notwithstanding details as noted within Drawing No. RF-08-1387 Rev. E, received by the Local Planning Authority 29<sup>th</sup> November 2012, full details of the proposed underpinning and excavations of the existing stone wall accompanied by a technical report of the existing stone wall and the proposed methodology of the proposed underpinning by a qualified professional shall be submitted to and approved in writing by the Local Planning Authority (LPA). The underpinning to the existing wall shall thereafter be undertaken

in accordance with the approved details unless otherwise agreed in writing by the LPA. Should any damage occur to the existing wall during the proposed underpinning, this shall be repaired on a like for like basis to match the existing prior to the occupation of the dwelling.

Reason: To ensure the development is not detrimental to the character and appearance of the conservation area.

4. No building or other site works likely to cause nuisance to adjoining occupiers shall be carried out before 0800 or after 1800 Monday to Friday, nor before 0800 or after 1300 on Saturdays, or at any time on Sunday or Bank Holidays.

Reason: To limit the detrimental effect on adjoining occupiers by reason of noise and disturbance.

Councillor Ferrans also proposed that condition 5 be amended to include Class A of Part 2

Councillor White seconded the proposition.

The motion to approve the officers recommendations with the added conditions was moved by Councillor White and seconded by Councillor McLean and it was;

RESOLVED –

That planning permission be granted subject to the condition as amended and added.

**12/02021/FUL**

**TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION AND PARTIAL TERRACE TO FRONT ELEVATION AT 12 BOW BRICKHILL ROAD, WOBURN SANDS, MILTON KEYNES FOR MR A MCGREGOR**

The Officer reported that her recommendation remained that the application be granted subject to the conditions set out at the end of the report.

Councillor White proposed that the Officers recommendations be accepted this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out at the end of the report.

**12/02095/FUL**

**ERECTION OF A SINGLE STOREY EXTENSION AND SHED/OUTBUILDING (RESUBMISSION OF 12/01225/FUL) AT 60 EDRICH AVENUE, OLDBROOK, MILTON KEYNES FOR MR M Z HAIDER**

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out at the end of the report.

Councillor White proposed that the Officers recommendations be accepted this was seconded by Councillor McLean before being put to the vote and it was.

RESOLVED –

That planning permission be granted subject to the conditions set out at the end of the report.

THE CHAIR CLOSED THE MEETING AT 7:58PM